

Sangamon County Regional Plan

**Economic & Technology Development
Study Group Report
November 2011**

Table of Contents

Economic Development Snapshot.....	1
Business and Employment Overview	1
Business and Industry.....	2
Largest Employers.....	2
Employment by Industry.....	2
Number and Size of Business.....	3
Current Development.....	4
Retail Sales, Construction, Manufacturers.....	4
Manufacturers by Location.....	5
TIF Districts	7
Employment	8
Labor Force	8
Employment by Census Tract	11
Unemployment Rates and Comparisons	12
Quality of Life	12
Future Outlook	14
Business and Industry	14
Employment Projections	14
Springfield Strategy 2020	15
Area Infrastructure (non-transit)	15
Sewage Facilities	15
Water Facilities	15
Electric Facilities	16
Solid Waste Management	18
Other Utilities and Utility Services	18
Education	18

Economic Development Snapshot

Business and Employment Overview

The public sector plays a large role in the economy of Sangamon County. Employment by government entities such as the State Capitol, the County, and various cities and villages accounts for one-third of all jobs in Sangamon County. Within both sectors, employers' characteristics differ. For instance, although employers with over 500 workers provide jobs for over 52,000 people in Sangamon County, over half of the businesses in the county employ fewer than five employees (GSCC, 2010).

Unemployment rates determine much of a geographic region's business character, especially when compared to other regions. Unemployment in Sangamon County is normally below the State of Illinois's average, with Springfield's unemployment rate falling between the two. Illinois unemployment is typically slightly higher than the national average. National trends have impacted unemployment across all geographic levels. For example, from 2002 to 2007, unemployment had been decreasing, but 2008 brought higher rates of unemployment at all levels.

From 2000 to 2009, unemployment was typically lower in Sangamon County than in Springfield alone. During that same period, Springfield's unemployment was slightly above the U.S. average, while the State of Illinois's unemployment rates have generally surpassed both of these entities' unemployment rates. For 2008 and the first quarter of 2009, overall levels of unemployment rose in most areas, although Sangamon County continued to experience lower unemployment rates than the State levels.

Projections for 2016 show an expected increase of over 9,800 jobs from 2006 levels. Professional and business services, leisure and hospitality, education, and local government are expected to be the leading sectors of growth for the county. There are also a number of ready-to-develop sites across the county that present opportunities for growth.

The following data for Sangamon County (2010) are from two sources: The Economic Development Council for Springfield and Sangamon County, Illinois; and the Greater Springfield Chamber of Commerce. These data provide an overview of employment in the county.

- The 10 largest employers employ 31% of the workforce
- A total of 5,258 firms employ 126,004 workers
- 54% of the firms employ only 0-4 workers
- 33 firms (0.63%) have 500 or more workers and employ 41% of workforce
- The top three industries employing the most workers comprise 31% of total firms and 59% of total workers:
 1. Public Administration..... (3.1% of firms, 32.3% of workers)
 2. Wholesale & Retail Trade, Transportation & Warehousing
.....(19.6% of firms, 12.7% of workers)
 3. Health Care & Social Assistance.....(7.8% of firms, 13.8% of workers).

The labor force in Sangamon County increased 5.2% from 2004-2008. The increase in labor force met with increases in employment in 2005. Unemployment reached a new high of 5.9% in 2008, eclipsing the previous high for this decade of 5.4% in 2003. The most recent data available at the time of this report are for the month of September 2011. At that time, the unemployment rate for Sangamon County was reported to be at 7.5% (not seasonally adjusted). In addition, Illinois unemployment was 9.5%, while the Federal level was 8.8% (not seasonally adjusted).

The sexual composition of the labor force appears to have remained within 3% of a 50/50 split for the past decade (Illinois Department of Employment Security - LAUS).

Business and Industry: Largest Employers

Government, education, and healthcare are the dominant industries, with all of the top 10 employers coming from one of those three sectors. Recent changes include AT&T entering the top 10 rankings for Sangamon County's largest employers.

10 Largest Employers in Sangamon County		
Employer	Number of Workers	Product/Service
State of Illinois	17,300	Government
Memorial Health System	5,899	Healthcare
St. John's Hospital	3,267	Healthcare
Springfield Public Schools #186	2,240	Education
University of Illinois at Springfield	2,092	Education
Springfield Clinic, LLP	1,847	Healthcare
Illinois National Guard	1,819	Government
City of Springfield	1,726	Government
SIU School of Medicine	1,661	Education/Healthcare
AT&T	1,254	Telecommunications

(Source: Greater Springfield Chamber of Commerce, 2010)

Business and Industry: Employment by Industry

The major industry in Sangamon County is public administration. Thirty-four percent of persons employed work in public administration. Public administration employment has increased in Sangamon County from 13% in 1970, to 20% in 2000, to 34.5% in 2010. The manufacturing industry, which employed 16% of Illinois workers in 2000, represented only 4.0% of employees in Sangamon County in 2000 and 2.6% in 2010.

INDUSTRY Employed Persons - 14 Years and Over

Occupation	Illinois	Sangamon County	Springfield MSA
Agriculture, Forestry, Fishing & Hunting & Mining	0.4%	0.5%	0.6%
Construction	3.8%	3.2%	3.3%
Manufacturing	11.2%	2.6%	2.6%
Wholesale Trade	5.5%	2.7%	2.8%
Retail Trade	11.0%	7.9%	8.0%
Transportation, Warehousing & Utilities	4.7%	1.5%	1.5%
Information	2.2%	2.0%	2.0%
Finance, Insurance & Real Estate	6.9%	5.7%	5.7%
Professional, Scientific Management, Admin. & Waste Management Services	14.1%	7.8%	7.7%
Educational, Health & Social Services	23.0%	20.2%	20.4%
Arts, Entertainment, Recreation, Accommodation & Food Services	9.3%	7.2%	7.2%
Other Services (except Public Administration)	3.6%	4.2%	4.1%
Public Administration	4.2%	34.5%	34.1%

(Source: Greater Springfield Chamber of Commerce, 2010)

Business and Industry: Number and Size of Businesses

As of 2009, there are over 5,200 businesses operating in Sangamon County. Forty-one percent of workers are employed with large businesses that have over 500 employees. However, more than half of all existing county business firms have fewer than five employees.

Number of Establishments & Employment by Industry Category - Sangamon County March 2009

Industry	Jobs	Workers	% of Firms	% of Workers
Agriculture, Forestry, Fishing & Hunting	33	242	0.63%	0.19%
Mining and Utilities	20	593	0.38%	0.47%
Construction	650	3,539	12.36%	2.81%
Manufacturing	146	3,287	2.78%	2.61%
Wholesale & Retail Trade, Transportation & Warehousing	1,032	16,063	19.63%	12.75%
Finance, Insurance, Real Estate & Management	555	7,794	10.56%	6.19%
Information, Professional & Technical	711	7,735	13.52%	6.14%
Administrative Support and Other Services	864	9,744	16.43%	7.73%
Educational Services	83	9,231	1.58%	7.33%
Health Care & Social Assistance	408	17,389	7.76%	13.80%
Accommodations, Food & Entertainment	562	9,648	10.69%	7.66%
Public Administration	162	40,706	3.08%	32.31%
Unclassified	32	33	0.61%	0.03%
Total	5,258	126,004	100.00%	100.00%

(Source: Greater Springfield Chamber of Commerce, 2010)

Total Number of Establishments by Size Category; Sangamon County - March 2009

Size Class	Number of Establishments	Number of Workers	% Share of Firms	% Share of Workers
0-4	2838	4056	53.97%	3.22%
5-09	905	5980	17.21%	4.75%
10-19	684	9209	13.01%	7.31%
20-49	464	14035	8.82%	11.14%
50-99	195	13041	3.71%	10.35%
100-249	111	16895	2.11%	13.41%
250-499	28	10694	0.53%	8.49%
500 or More	33	52094	0.63%	41.34%
Total	5258	126004	100.00%	100.00%

(Source: Greater Springfield Chamber of Commerce, 2010)

Business and Industry: Current Development

Local Construction and Expansion:

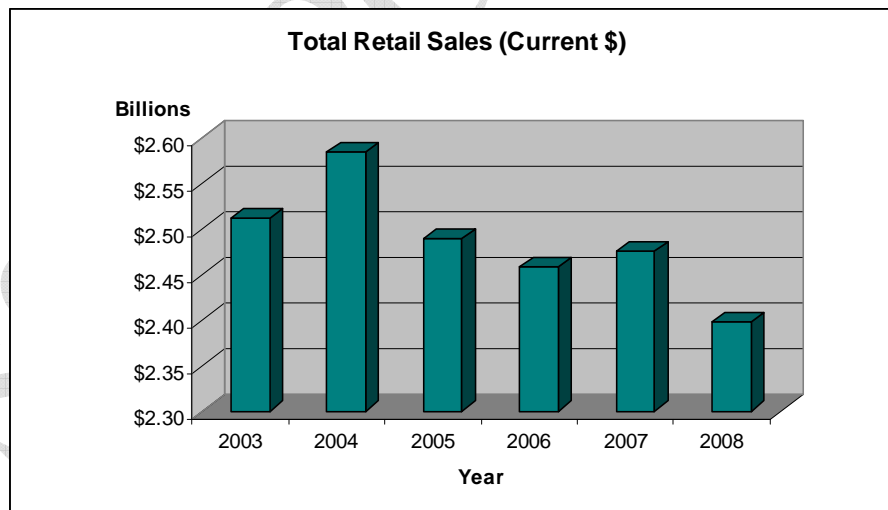
A number of local and national firms have recently constructed new facilities in Springfield/Sangamon County.

- Illinois Association of Realtors
- AT&T Customer Care Center
- SIU School of Medicine Cancer Institute
- CCB Credit Services
- Midwest Technical Institute
- Brandt Consolidated
- Illinois Air National Guard
- Wells Fargo Home Mortgage
- Abraham Lincoln Presidential Library and Museum
- University of Illinois at Springfield

(Source: The Greater Springfield Chamber of Commerce, 2005)

Business and Industry: Sangamon County Retail Sales, Construction

Retail sales have maintained relatively consistent levels from 1996 to 2008, with a slight decrease overall and drops in the last four years (2005-2008). These numbers represent current dollars adjusted for inflation according to the Consumer Price Index (CPI). Currently, the Greater Springfield Chamber of Commerce is calculating retail sales numbers for 2009. From 1997 through the first three quarters of 2009, Construction permits and construction value also remained relatively stable, with slight increases and decreases from year to year in total permits issued, and a drop in overall value between 2007 and 2009.



(Source: Greater Springfield Chamber of Commerce, 2010)

Total Retail Sales	
Year	Total
1996	\$2,449,679,297
1997	\$2,444,951,899
1998	\$2,486,526,542
1999	\$2,551,217,592
2000	\$2,464,063,409
2001	\$2,484,278,302
2002	\$2,560,121,104
2003	\$2,512,274,730
2004	\$2,585,164,324
2005	\$2,489,540,463
2006	\$2,458,363,338
2007	\$2,475,570,594
2008	\$2,398,023,809

(Source: Greater Springfield Chamber of Commerce, 2010)

Total Construction Activity		
Year	Permits Issued	Total Value
1997	3,504	\$133,189,869
1998	3,162	\$147,826,918
1999	3,304	\$164,579,608
2000	2,742	\$146,915,492
2001	2,931	\$111,449,867
2002	3,106	\$148,866,411
2003	3,296	\$177,451,084
2004	3,068	\$198,058,774
2005	3,122	\$157,836,695
2006	3,740	\$169,179,417
2007	3,476	\$204,190,596
2008	3,228	\$202,110,665
2009	3,615	\$173,113,402
Q1-Q3		

(Source: Greater Springfield Chamber of Commerce, 2010)

As these tables suggest, retail and construction both experienced slight decreases in total value in 2008. Subsequent years' data may be expected to display similar trends, in keeping with national trends of poor economic climate.

Business and Industry: Manufacturers by Location

LISTING OF MANUFACTURERS BY LOCATION

Auburn

Dickey-John Corporation
Lincoln Land FS Inc
Springfield Plastics, Inc

Mechanicsburg

Pryco, Inc

Divernon

Emerson Press

Williamsville

Caldwell Woodworks

Chatham

Micro-medical Technologies
Webster's Tees, Inc.
Chatham Plastics
Redwood Signs

Riverton

Lincoln Land Architectural
Long Elevator & Machine Co Inc

Virden

Truss/Slater

Illiopoliis

Monsanto Seed Co.

Springfield

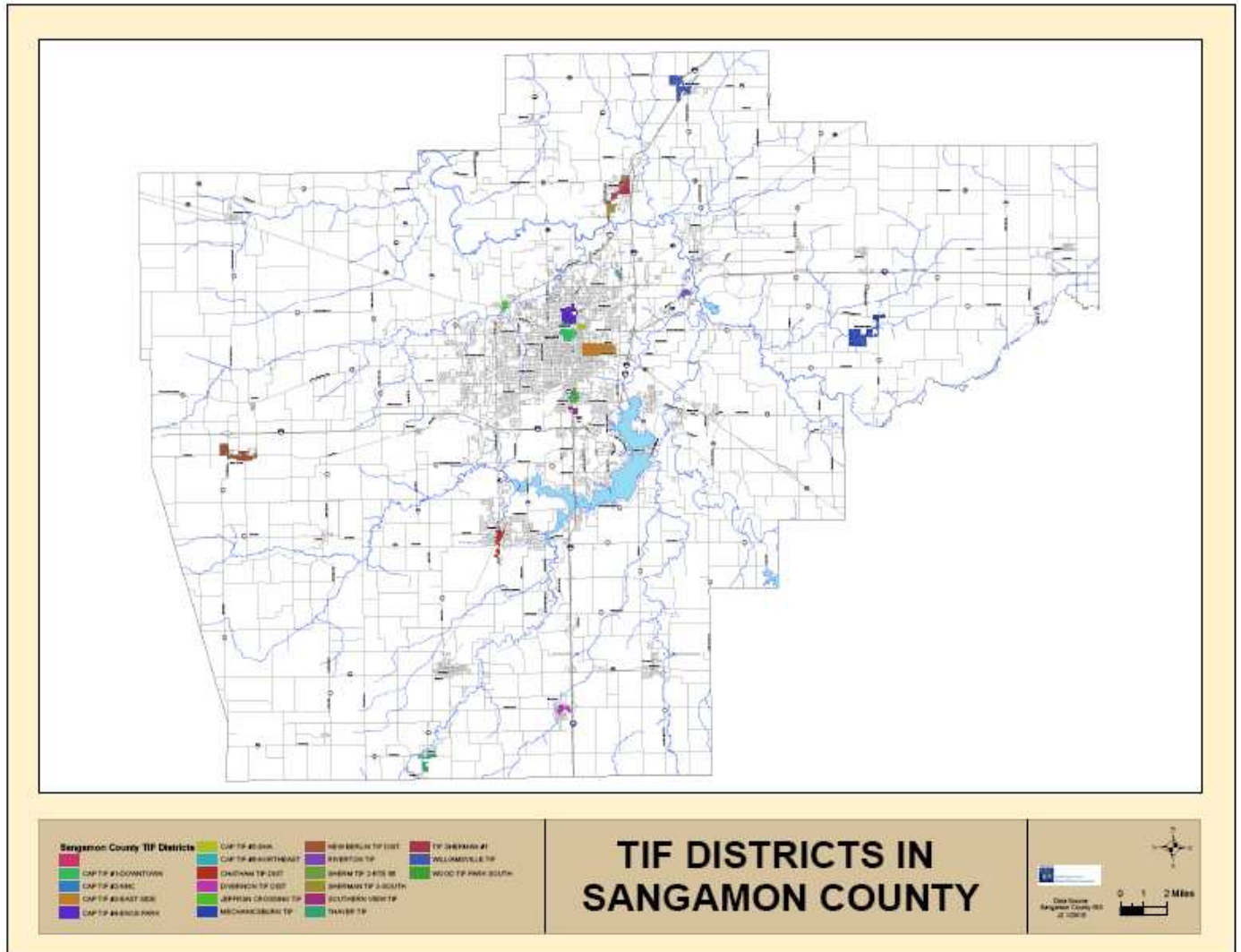
A&B Printing Services	Johnson Controls Inc
AB Compuprint	JW's Special T's
Ace Sign Co	Kennedy Kitchens
All American T-Shirt Company, Inc.	KONE Inc
American Dream Dental Lab	KWIK-Wall Company
American Springfield Tooling & Molding, Inc	L & H Stamp Manufacturing Co
Armbuster Manufacturing Co	Laketown Printing
ASI Metal Fabrication & Sls	Lockheed Corp
Bad Boys Neon	Maxim Inc
Bailey's Hardwoods, Inc	MD Designs by Metal Décor
Bemco Mattress	Mel-O-Cream Donuts Intl
Bob Folder Lures Co	Metal Décor
Brandt Consolidated	Mid Illinois Caliper Co
Budget Signs & Copies	Midwest Block & Brick
Bunn-O-Matic Corporation	Midwest Signs
Byers Printing Co	Minuteman Printing & Budget Signs & Copies
Capitol Blueprint Company	Modern Ornamental Iron
Capitol City Tool & Design Inc	National Dental Lab
Capitol Press Service, Inc	Next Day Sign Co
Capitol Ready-Mix, Inc.	Nudo Products, Inc
Cast Industries Inc	Oratech Laboratories
Certified Tanks & Manufacturing Co.	P & M Silkscreen
Coca-Cola Bottling Co	Parkway Printing
Contech Construction Products Inc	Pease's Candies Shops
Creasey Printing Services Inc	Perten Instruments Inc
Dental Arts Laboratories	Prairie Pride
Dr. Pepper/Seven-up Bottling	Prehoda Foil Stamping
Dunbar Portable Signs	Primo Designs
Eagle Chassis Inc	RH Donnelley Corp
Ed Carter Hardwood Lumber Co.	Richard & Stehman Rubber Stamps Inc
EZ Trac	Richardson Manufacturing Company
FedEx Kinkos Office & Print	Robinson's Advertising Service
Flags Express	Rodek Leather Works Inc
Ford Printing, Duplicating, Mailing Inc	Rudin Printing Company, Inc
Frye-Williamson Press Inc	Sara Lee Bakery Group
Gary Bryan Kitchens & Baths	Selvaggio Ornamental & Structural Steel Inc
Global Printing & Graphics Inc	Simplex Inc
Gooch & Associates, Ltd.	Solomon Colors
Graffiti Graphics	Solution Printing
Granite Guy	Springfield Pepsi-Cola Co
Hart-Clayton, Inc.	State Journal-Register
Henry Nelch & Son Co	Structural Rubber Products Company
Home City Ice	Stults Scientific Engineering
Honeywell	Tabb Dental Laboratory
Idealistic Kitchens	Tailored Printing
Imperial Designs	TeeJet Technologies
Imperial Plating Co	Thermionics Corporation
Ingersoll-Rand Co	US Marble & Granite
ISI Printing	Zep Manufacturing

J&W Countertops Inc

(Source: Greater Springfield Chamber of Commerce, 2010)

TIF Districts

The creation of Tax Increment Financing (TIF) Districts involves creating special incentives in a defined region to attract private developers to blighted areas in need of redevelopment. Tax increment financing works by using future increased tax revenues of a redevelopment area to fund improvements and incentives for rehabilitation. The map below displays the TIF Districts of Sangamon County (Source: American Planning Association, 2004).



Of the nineteen TIF Districts in Sangamon County, eight of the districts are within the City of Springfield. These include the Central Area (Downtown) TIF, the Fiat Allis Complex (Park South) TIF, the **Near North Crossing TIF**, the **Springfield Far East TIF**, the **Enos Park- Neighborhood TIF**, the **S. H. A. (Madison Park Place) TIF**, the **Northeast TIF**, and the **Jefferson Crossing TIF**.

Employment: Labor Force

As mentioned previously, unemployment rates have increased in recent years in Sangamon County. The size of the labor force has also experienced slight growth over the last decade.

Employment - Sangamon County

	2004	2005	2006	2007	2008	2009*	2010*
Total Civilian Labor Force	102,232	105,253	106,553	107,868	108,338	107,300	110,862
Total Employed	96,806	100,295	101,848	102,787	101,961	99,412	101,986
Unemployed	5,426	4,958	4,705	5,081	6,377	7,888	8,876
% Unemployed	5.30%	4.70%	4.40%	4.70%	5.90%	7.40%	8.00%

(Source: Illinois Department of Employment Security: LAUS, 2011)

*Not seasonally adjusted.

Total Labor Force by Sex

	1980		1990		2000		2008	
	#	%	#	%	#	%	#	%
Male	48,760	54	49,066	51	51,671	51	61,899	47
Female	42,358	47	47,418	49	50,323	40	69,834	53
Total	91,118	101	96,484	100	101,994	100	131,733	100

The labor force in Sangamon County increased 6% from 1990-2000. The sexual composition of the labor force was skewed towards men at 54% vs. 47% in 1980, and remained essentially balanced until recently. Current workforce data indicates females comprise 53% of the labor force with men at 47%. For the first three months of 2009, seasonally adjusted unemployment in Illinois is up to 7.9%. County and city seasonally adjusted data for 2009 has yet to be released. Data for 2009 and 2010 that are not seasonally adjusted have been displayed in the table above.

Labor Force by Job Classification

Standard Occupational Classification (SOC) Title	Base Year Employment 2006	Projected Employment 2016	Employment Change 2006-2016		Average Annual Job Openings due to			Annual Compound Growth
			Number	Percent	Growth	Replacements	Total	
Total, All Occupations	117,493	127,308	9,814	8.35	981	2,564	3,545	0.81
Management Occupations	8,779	9,057	278	3.16	28	174	202	0.31
Business & Financial Opers.	6,884	7,349	465	6.76	47	121	168	0.66
Computer & Mathematical	2,733	3,008	275	10.05	27	62	89	0.96
Architecture & Engineering	1,235	1,332	96	7.80	10	25	35	0.76
Life, Physical& Social Science	1,064	1,149	85	7.96	8	24	32	0.77
Community & Social Services	4,032	4,446	414	10.26	41	72	113	0.98
Legal Occupations	1,407	1,393	-14	-0.99	-1	25	24	-0.10
Education, Training & Library	6,921	8,127	1,206	17.42	121	140	261	1.62
Art/Dsgn/Entrtnmnt/Sport/Media	1,656	1,769	114	6.87	11	36	47	0.66
Healthcare Practitioners & Tech	7,754	9,240	1,486	19.16	149	143	292	1.77
Healthcare Support	3,287	3,932	646	19.64	65	34	99	1.81
Protective Service	3,380	3,718	337	9.98	34	98	132	0.96
Food Prep & Serving	9,608	11,209	1,601	16.66	160	334	494	1.55
Building & Grounds Clean/Maint	4,080	4,759	678	16.63	68	70	138	1.55
Personal Care & Service	3,608	4,024	417	11.55	42	79	121	1.10
Sale and Related	11,446	12,028	582	5.09	58	353	411	0.50
Office & Administrative Support	21,094	21,540	445	2.11	45	442	487	0.21
Farming/Fishing/Forestry	264	256	-8	-3.00	-1	5	4	-0.31
Construction and Extraction	4,978	5,329	350	7.04	35	80	115	0.68
Installation, Maint.& Repair	3,427	3,674	247	7.22	25	52	77	0.70
Production	4,208	4,064	-144	-3.41	-14	72	58	-0.35
Transportation/Material Moving	5,648	5,906	258	4.58	26	125	151	0.45

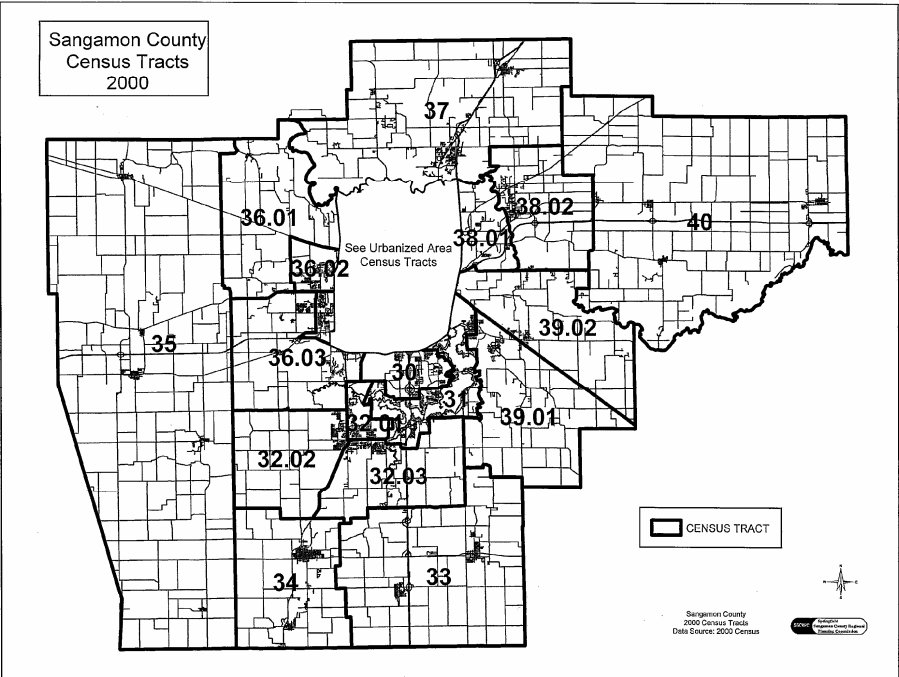
Employment by Census Tract

Employment Status 16 Years & Above Sangamon County

Census Tract	Total	Total Pop. In Labor Force	% in Labor Force	Civilian Labor Force	Employed	Unemployed	% Unemployed
1	3,385	2,315	68%	2,315	2,196	119	5%
2.01	1,955	1,456	74%	1,443	1,394	49	3%
2.02	3,254	2,301	71%	2,301	2,170	131	6%
3	2,711	1,503	55%	1,497	1,371	126	8%
4	2,420	1,604	66%	1,598	1,489	109	7%
5.01	1,941	1,353	70%	1,353	1,312	41	3%
5.03	3,264	2,168	66%	2,168	2,119	49	2%
5.04	2,525	1,849	73%	1,823	1,806	17	1%
6	4,789	3,081	64%	3,063	2,871	192	6%
7	1,787	1,163	65%	1,147	1,050	97	8%
8	1,199	695	58%	695	605	90	13%
9	1,962	1,098	56%	1,098	962	136	12%
10.01	1,930	1,308	68%	1,308	1,284	24	2%
10.02	5,495	3,544	64%	3,521	3,417	104	3%
11	2,000	1,356	68%	1,349	1,308	41	3%
12	2,899	2,209	76%	2,209	2,162	47	2%
13	1,695	1,157	68%	1,147	1,070	77	7%
14	847	257	30%	257	257	0	0%
15	907	394	43%	394	332	62	16%
16	2,197	1,236	56%	1,231	1,032	199	16%
17	1,218	538	44%	538	447	91	17%
18	1,809	1,402	78%	1,402	1,334	68	5%
19	2,958	2,244	76%	2,234	2,184	50	2%
20	4,880	2,973	61%	2,973	2,923	50	2%
21	2,959	1,974	67%	1,973	1,932	41	2%
22	2,745	1,918	70%	1,918	1,836	82	4%
23	1,925	1,286	67%	1,280	1,107	173	14%
24	2,718	1,772	65%	1,772	1,534	238	13%
25	3,878	2,517	65%	2,517	2,372	145	6%
26	2,231	1,568	70%	1,568	1,493	75	5%
27	3,013	1,995	66%	1,995	1,926	69	3%
28.01	2,745	1,849	67%	1,849	1,726	123	7%
28.02	2,519	1,988	79%	1,973	1,896	77	4%
29	4,157	2,826	68%	2,811	2,765	46	2%
30	4,397	3,311	75%	3,288	3,106	182	6%
31	4,460	3,185	71%	3,169	3,072	97	3%
32.01	1,886	1,451	77%	1,451	1,430	21	1%
32.02	2,449	1,851	76%	1,841	1,788	53	3%
32.03	3,421	2,711	79%	2,711	2,660	51	2%
33	3,774	2,753	73%	2,745	2,685	60	2%
34	4,357	3,131	72%	3,108	3,021	87	3%
35	3,718	2,767	74%	2,765	2,684	81	3%
36.01	1,898	1,435	76%	1,435	1,410	25	2%
36.02	2,653	1,925	73%	1,925	1,915	10	1%
36.03	2,367	1,842	78%	1,834	1,789	45	2%
36.04	2,653	1,880	71%	1,880	1,843	37	2%
37	5,319	3,748	70%	3,716	3,641	75	2%
38.01	2,276	1,519	67%	1,500	1,448	52	3%
38.02	3,976	3,003	76%	2,994	2,926	68	2%
39.01	2,733	2,052	75%	2,049	1,978	71	3%
39.02	2,947	2,172	74%	2,172	2,143	29	1%
40	3,222	2,361	73%	2,358	2,305	53	2%
Total	147,423	101,994	69%	101,661	97,526	4,135	4%

Prepared by: Springfield Sangamon County Regional Planning Commission
Source: 2000 U.S. Census

ART



Employment: Unemployment Rates and Comparisons

As discussed previously, unemployment is typically lowest in Sangamon County, with Springfield's unemployment rate and the U.S. average following in ascending order. The State of Illinois usually has the highest unemployment rates among the groups. Between 2000 and 2008, unemployment rates were at their lowest for at all levels, they rose for three years, peaking in 2003, then dropped until 2007, when they started rising again. In 2008, each of the regions experienced their largest increase in unemployment up to that time for the decade.

Unemployment Statistics											
Springfield, Sangamon County, Illinois & U.S.,											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009*	2010*
Springfield											
Labor Force	60,780	61,668	60,931	59,487	60,261	62,356	63,351	64,286	64,551	63,914	66,033
Unemployed Workers	2,630	2,887	3,057	3,375	3,316	3,021	2,899	3,145	3,902	4,790	5,379
Unemployment Rate	4.30%	4.70%	5.00%	5.70%	5.50%	4.80%	4.60%	4.90%	6.00%	7.50%	8.10%
Sangamon County											
Labor Force	105,364	105,161	104,620	101,686	102,232	105,253	106,553	107,868	108,338	107,300	110,862
Unemployed Workers	3,909	4,217	4,972	5,520	5,426	4,958	4,705	5,081	6,337	7,888	8,876
Unemployment Rate	3.70%	4.00%	4.80%	5.40%	5.30%	4.70%	4.40%	4.70%	5.90%	7.40%	8.00%
Illinois											
Labor Force	6,467,700	6,464,500	6,387,100	6,343,300	6,365,500	6,433,100	6,558,000	6,689,600	6,697,300	6,587,694	6,646,171
Unemployed Workers	290,900	351,000	417,300	426,400	396,900	371,800	302,800	341,000	433,700	659,890	681,303
Unemployment Rate	4.50%	5.40%	6.50%	6.70%	6.20%	5.80%	4.60%	5.10%	6.50%	10.00%	10.30%
U.S. Average Unemployment											
	4.00%	4.70%	5.80%	6.00%	5.50%	5.10%	4.60%	4.60%	5.80%	9.30%	9.60%

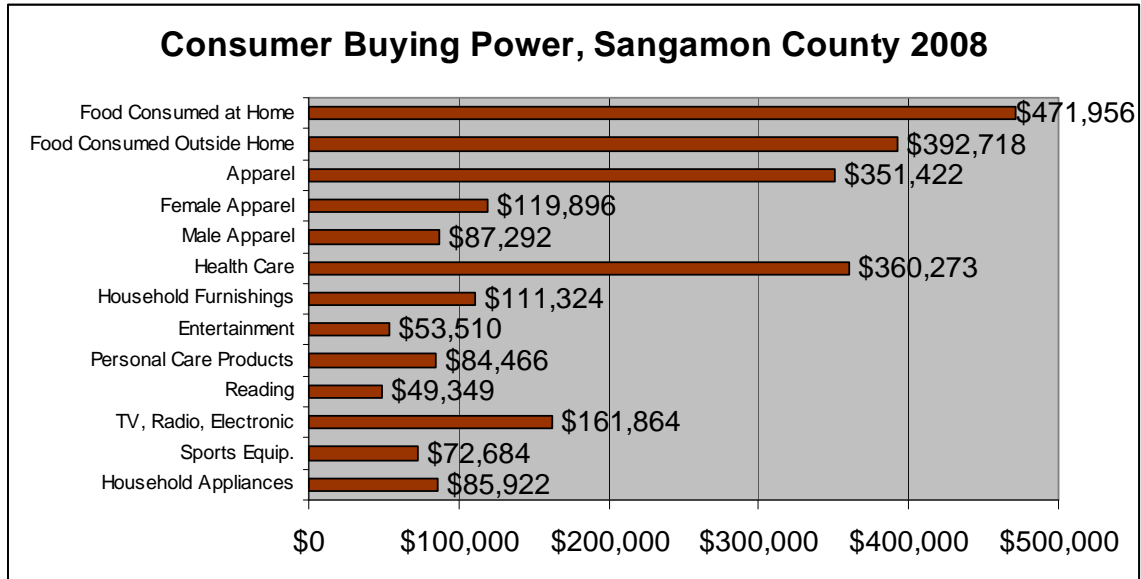
Source: Illinois Department of Employment Security: LAUS

Last updated on November 1, 2011; * No Seasonally Adjusted Data Available

Quality of Life: Housing, Cost of Living, and Buying Power/Income

Springfield and Sangamon County offer a wide variety of housing options at costs that are among the lowest in the United States, as reflected in quarterly reports ranking housing affordability produced by the National Association of Homebuilders (NAHB). For Quarter 4 of 2009, Springfield ranked thirty-fourth nationwide. NAHB data for the fourth quarter of 2009 reports Springfield's Housing Opportunity Index (HOI) at 89.1%, which represents its share of homes that are affordable for the median family income.

Data from the 2010 Census reported Sangamon County with 82,986 households, representing an increase of 5.4% since 2000 and 14.5% since 1990. According to HUD, in federal fiscal year 2009, the monthly rent for a quality two-bedroom unfurnished apartment with two baths averaged \$644. Median Sales Price of an Existing Single Family Home was \$111,000 in 2009.

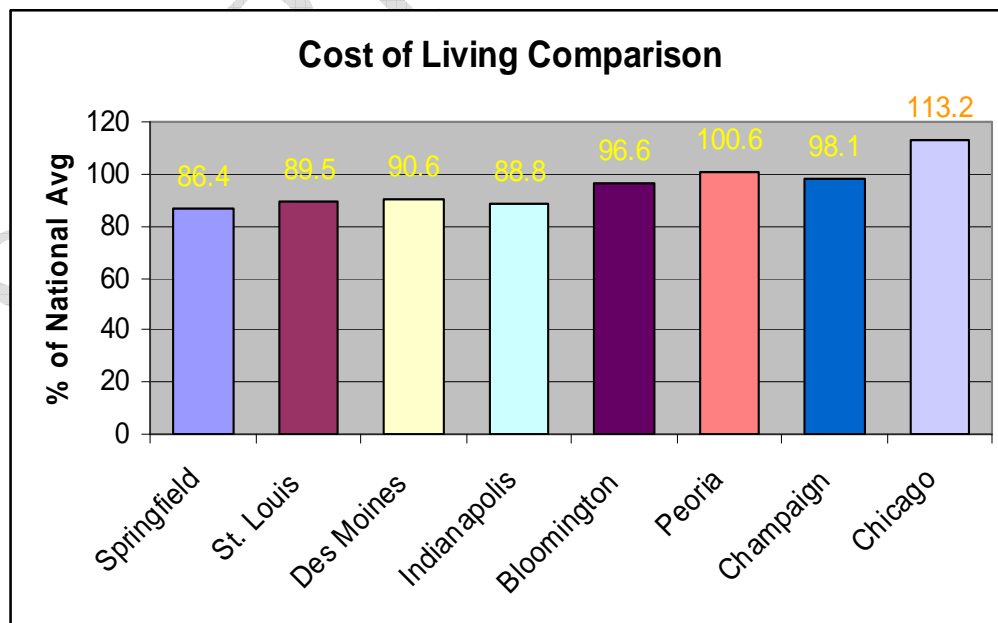


(Source: Greater Springfield Chamber of Commerce, 2010)

Effective Buying Income	Sangamon County 2008
Median Household EBI	\$40,883
Per Capita EBI	\$22,037
Average Household EBI	\$51,941
Number of Households	82,500

(Source: Greater Springfield Chamber of Commerce, 2010)

Springfield maintains a lower cost of living compared to similar regional metro areas in the nation, displayed in the Cost of Living Comparison table, below.



(Source: Greater Springfield Chamber of Commerce, 2010)

Future Outlook

Business and Industry

The Greater Springfield Chamber of Commerce has compiled a list of area industrial and commercial development sites. Notable entries outside of Springfield (with acreage listed) include:

Key Industrial & Commercial Development Sites Outside of Springfield

Site Name	Acreage	Location
New Berlin Site	110	New Berlin, IL
Divernon South Site	100	Divernon, IL
Lincoln's New Salem Crossing	80	Williamsville, IL
Auburn Technical Site	73.7	Auburn, IL
Pulliam Site	65	Chatham, IL
Weber Site	58	Divernon, IL
Woodriver	50	Riverton, IL
Hunt Site	47	Chatham, IL
Rail Pointe	35	Sherman, IL
Forest View	16.28	Pleasant Plains, IL

Employment Projections

The projections below, created in 2007, project anticipated changes in employment in various Sangamon County industries for 2016. Among the notable changes are increases in education and health services, professional services, and local government. Manufacturing, Federal, and State government are expected to decline, with Manufacturing representing the sharpest rate of decline.

North American Industrial Classification System (NAICS) Title	Employment 2006	Projected Employment 2016	Change 2006-2016	Annual Compound Growth Rate
TOTAL, ALL INDUSTRIES	117,493	127,308	9,814	0.81
Self Employed and Unpaid Family Workers	5,379	5,692	313	0.57
Agricultural Production, Total	1,045	969	-77	- 0.76
Total Non-Farm	111,069	120,647	9,578	0.83
Natural Resources and Mining	315	397	82	2.34
Construction	4,349	4,657	308	0.69
Manufacturing, Total	3,320	2,752	-568	- 1.86
Trade, Transportation, and Utilities	18,169	18,763	594	0.32
Information Publishing/Broadcasting	2,839	2,847	8	0.03
Financial Activities	7,524	7,907	382	0.50
Professional and Business Services	10,357	11,837	1,480	1.34
Management of Companies and Enterprises	703	731	28	0.40
Educational and Health Services	25,499	30,186	4,687	1.70
Leisure and Hospitality	10,895	12,713	1,818	1.56
Other Services	7,092	8,060	968	1.29
Government, Total	20,709	20,527	-182	- 0.09
Federal Government, exc. US Post Office	1,196	1,002	-194	- 1.75
State Government, exc. Educ. & Hosp.	15,153	14,702	-452	- 0.30
Local Government, exc. Educ. & Hosp.	4,360	4,823	464	1.02

(Source: Illinois Department of Employment Securities: Local Workforce Employment Areas Projections (2007))

Springfield Strategy 2020

In the early 2000s, local economic development leaders put forth considerable effort to outline a strategy for the future of Springfield's economic growth. The outgrowth of these efforts was a document entitled *Springfield Strategy 2020*. The Commerce and Industry Task Force for this group outline a conceptual framework of a "hub and spokes" approach to Springfield's economic development. The Economic Development Study Group for the Regional Comprehensive Plan affirms this framework as a guideline for future planning in the region.

Within this conceptual framework, development infrastructure makes up the hub of Springfield's future economic development, whereas existing industries are the spokes. With continued emphasis on local infrastructure conducive to development, the region can utilize existing industries within the development framework to serve as points of departure for seven spokes identified in Springfield Strategy as areas for future focus. These focal spokes include product distribution, health care, medical technology and bio-medicine, tourism and hospitality, technology, customer services, and food processing and agribusiness.

In keeping with this conceptual framework, background on infrastructure and education, important components of a strong hub for future development, have been detailed below.

Area Infrastructure (non-transit)

Sewage Facilities

The primary wastewater treatment facility in Sangamon County is the Springfield Metro Sanitary District (SMSD). SMSD is in the process of upgrading and expanding its existing treatment facilities. SMSD expects the Spring Creek treatment facility upgrade to be operational in 2012, and the Sugar Creek facility upgrade to be operational in 2015. The projected upgrade costs are over \$175,000,000. The planned upgrades will result in a combination of cost-effective and technically reliable alternatives for the Spring Creek and Sugar Creek treatments facilities and provide long-term solutions for wastewater treatment. SMSD expects the facility upgrades to fulfill its projected need over the next 20 years. Facility upgrades plan cover the years 2011-2031.

The Facility upgrades are projected to be paid for by revenue bonds and a state revolving loan paid for by user fees.

Additional facilities include Williamsville Riverton Auburn, Pawnee, Loami, Divernon, New Berlin, and Pleasant Plains.

The Village of Illiopolis, IL contains its own sewer treatment plant. The Illiopolis Water and Sewer Department overlooks operations for the village's sewage needs. Currently, the sewer plant runs at 75% capacity solely for the Village of Illiopolis.

Water Facilities

City Water, Light & Power supplies domestic water for more than 44,000 Springfield residential and business customers. The utility also provides retail water service to over 6,600 customers in Southern View, Leland Grove and certain unincorporated areas around the city. The population of CWLP's total service territory is more than 155,000.

CWLP provides wholesale service to Chatham, Grandview, Jerome, Loami, Rochester, the Sugar Creek Public Water District, and the Williamsville-Sherman Water Commission. These communities purchase water in bulk from CWLP and serve as the water supplier to their residents.

The South Sangamon Water Commission, a joint venture between Chatham and New Berlin, has recently approved a plan to construct a new water plant near Rochester. The proposed plant will produce power and water for Chatham and New Berlin with no ties to CWLP.

The Illiopolis Water and Sewer Department supplies water resources solely for the Village of Illiopolis, IL. The water plant produces 750,000 to 800,000 gallons of water per day and provides adequate care for the community of Illiopolis. Four separate wells, which are rotated daily to maintain their activity, provide this water. Currently, the water system runs at less than 20% capacity. This is due to a decline in need, because of the elimination of demand sources such as the Formosa Plastics Co., formerly Borden Chemicals & Plastics. Formosa was using nearly 1,000,000 gallons of water per day until a plant explosion in 2004. The Illiopolis plant currently runs at far below capacity because of this diminished water use.

Electric Facilities

A number of sources provide electric utilities in Sangamon County. CWLP operates a fully integrated electric generation, transmission and distribution system; Ameren Services, Menard Electric Cooperative, Inc. (Petersburg), Rural Electric Convenience Cooperative (Auburn), and Shelby Electric Cooperative (Shelbyville) all serve the rural areas of Sangamon County. Menard Electric and Shelby Electric are members of the Prairie Power Initiative, Inc. in Jacksonville.

City Water, Light, and Power (CWLP)

CWLP's generating capacity is provided by five coal-fired steam turbine generators (totaling 448 megawatts [MW]), one dual-fuel natural gas- and oil-fired combustion turbine (128 MW), two oil-fired combustion turbines (totaling 38 MW), and three oil-fired diesel generating units (totaling 6 MW). CWLP currently utilizes a new 208-MW coal-fired power plant, the Dallman 4, which began operation in 2009. CWLP's total summer maximum net generating capability is 828 MW.

In addition to the power self-generated by CWLP, the utility contracts for wind power from NextEra Energy Resources, LLC for the purchase of 120 megawatts (MW) of wind power. The Hancock County and Crystal Lake Wind Farms, both of which are located in Northern Iowa, produce this green energy. The purchase of 20 MW of wind-generated energy from Hancock County commenced in July 2007, and the purchase of 100 MW of wind energy from Crystal Lake commenced in November 2008. Utility officials estimate CWLP's total wind power purchases over a full year will produce enough renewable energy to supply the equivalent of about 18% of CWLP's native energy requirements.

In 2007, renewable energy from wind and biomass (seed corn) accounted for 1.95% of the utility's net generation and 2.06% of its native energy use. Co-firing of seed corn with coal has had many benefits for CWLP, including lowering emissions and the associated costs of scrubber utilization, increasing its renewable resource portfolio, and lowering costs.

In 2007, the five coal-fired units consumed a total of 1,133,023 tons of coal, 100% of which was mined in Illinois. All units consumed over 341,910 gallons of fuel oil and 2,388,150 dekatherms of natural gas. In addition, the two Lakeside and two of the Dallman boilers burned 14,329 tons of obsolete seed corn.

AmerenCILCO

AMEREN/CILCO, an AES Company since 1999, provides natural gas service to commercial and residential customers in Springfield and much of the balance of Sangamon County. AES is the world's largest global power company. AMEREN/CILCO transports natural gas through Panhandle Eastern Pipeline Company. AmerenIP services part of Sangamon County as well.

AMEREN/CILCO serves 198,000 customers with a delivery capacity from the pipeline company of 285,600 cf., and from storage fields of 260,000 cf. The peak 24-hour demand (1/15/72) was 443,167 cf. Average monthly consumption in Springfield is 73.8 therms, and average monthly cost is \$43.80.

Menard Electric Cooperative

Menard Electric Cooperative of Petersburg, Illinois, is a member of the Prairie Power, Inc. cooperative. It is a member-owned, not-for-profit electric generation and transmission cooperative, which produces and supplies electricity for 10 member distribution cooperatives in Illinois. PPI's distribution cooperatives provide retail electric service to 83,100 consumers within their local service territories. PPI is one of more than 60 generation and transmission (G&T) cooperatives that supply wholesale electric power to rural utilities in the United States.



PPI is a part of Touchstone Energy®, an alliance of more than 660 cooperatives in 46 states that collectively deliver power and energy

solutions to more than 30 million members every day.

The Menard Cooperative operates across 2,576 miles of lines, and serves 10,185 members in eight counties, including Sangamon County (www.menard.com).

Rural Electric Convenience Cooperative

Providing electric service in Sangamon, Morgan, Macoupin, Christian, and Montgomery counties, the Rural Electric Convenience Cooperative (RECC) serves about 5,700 residents. Besides farms, the cooperative serves many commercial accounts and several growing subdivisions around Springfield, Taylorville, Litchfield and other towns (Source: <http://www.recc.coop/About-RECC/History.asp>).

A recent notable achievement for RECC is a new wind turbine at Interstate 55 at Farmersville. The single "Gob Nob" 900 Kilowatt turbine is currently operational.



AWEMC Wind Farm Development

American Wind Energy Management Corporation has expressed interest in developing a wind farm in the County and previously requested information concerning the requirements of the County's Wind Energy Conversion System (WECS) zoning ordinance. The Planning Commission understands that options have been offered for use of some properties in the proposed WECS project area. The site initially indicated is an approximately 31-square-mile area bounded by Pleasant Plains on the north, Loami on the south, the Morgan County line on the west and Farmingdale on the east. As of Nov. 1, 2011, no petition for a CPU to allow the construction of a WECS has been submitted to the County zoning department.

Solid Waste Management

In 2006, 452,000 tons of waste was generated in Sangamon County, with 163,000 tons (36%) of it recycled (EPA, 2007). According to the EPA (2007), the following facilities are active in Sangamon County:

Sangamon Valley Landfill

The 198-acre Springfield municipal solid waste landfill contains 24 acres of disposal area. They accept Municipal, non-hazardous special waste and recyclables. In 2007, they accepted 469,558 gate cubic yards of waste, equivalent to 142,290 tons, averaging 547 tons per day. The landfill's capacity for 2008 is certified gate cu. yards. (tons) 7,423,000 (2,249,000).

Dirksen Parkway Compost Facility

2901 S. Dirksen Parkway, Springfield

Landscape waste accepted from and used on State Capitol Complex properties only. The site has a maximum volume 8,000 cu. yards per year.

Evans Recycling 3

2100 J David Jones Pkwy-B, Springfield, Landscape waste only.

Waste Management/Springfield Transfer Station

3000 E. Ash St., Springfield. Municipal, recyclables, solid waste and brush.

Other Utilities and Utility Services***Pipelines***

Several major natural gas pipelines of Panhandle Eastern Pipeline Co. intersect Sangamon County in both north-south and east-west directions. An additional pipeline from Rockies Express is also currently in operation.

Telecommunications

Voice, data, and internet services are available from a number of local and regional providers. CWLP also maintains an OC-12 Asynchronous Transfer Mode (ATM) network that provides communication speeds in excess of 1 billion bits per second.

Education**Workforce & Education**

The Greater Springfield area offers a wide array of educational and job-training resources. Seventy-one public and thirty-one private schools prepare young people for further study at the college or university level, vocational training centers, or for direct entry into the workforce. To support the connection between a quality education and a productive workforce, the Chamber was instrumental in the development of the Business Education Partnership, which is charged with integrating the business and educational communities to support economic development in Sangamon County.

Primary Education

The primary community unit school district in the greater Springfield area is the Springfield CUSD #186. Springfield public schools serve 15,000 students. Enrollment for Sangamon County schools during the 2002 - 2003 school years was 33,885, resulting in employment of 2,468 educators.

Higher Education

The Capital Area Career Center hosts students from 27 central Illinois public school districts, providing career and technical training. Students may gain marketable skills, earn credits toward both high school graduation, and receive college-level credit in the process. Students may select from 20 educational/technical training programs.

Lincoln Land Community College is comprised of all or part of 15 counties in central and southern Illinois, which covers 4,115 square miles.

Robert Morris College offers a variety of two and four-year degrees as well as a diversity of programs and activities to enrich the college experience.

Springfield College in Illinois, in partnership with Benedictine University, is the first four-year, faith-based institution in the state's capital to offer both associates in arts and baccalaureate degrees.

University of Illinois at Springfield (UIS) is one of three campuses of the University of Illinois. Located on 746 acres on the southeast side of Springfield, the campus marked its 30th anniversary in 2000. UIS is a comprehensive university, enrolling first-year students through those seeking a doctorate. More than 4,500 students are enrolled in 44 degree-granting, academic, and professional programs.

**Area Colleges and Universities
Within a 60-Mile Radius of Springfield**

School	Location	Enrollment	Program
Blackburn College	Carlinville	600	Four-Year
Illinois College	Jacksonville	964	Four-Year
Lincoln Christian College	Lincoln	772	Four-Year, Graduate
Lincoln College	Lincoln	562	Two-Year
Lincoln Land Community College	Springfield	19,000	Two-Year
MacMurray College	Jacksonville	669	Four-Year
Midwest Technical Institute	Springfield		Technical
Millikin University	Decatur	2,400	Four-Year, Graduate
Richland Community College	Decatur	3,569	Two-Year
Robert Morris College	Springfield	510	Four-Year
St. John's College	Springfield	97	Nursing/Technical
SIU School of Medicine	Springfield	288	Graduate, Technical
Springfield College in Illinois	Springfield	300	Four-Year
University of Illinois at Springfield	Springfield	4,500	Four-Year, Graduate

```
ERROR: undefined  
OFFENDING COMMAND: set
```

```
STACK:
```

```
/DeviceGray  
/DeviceGray
```